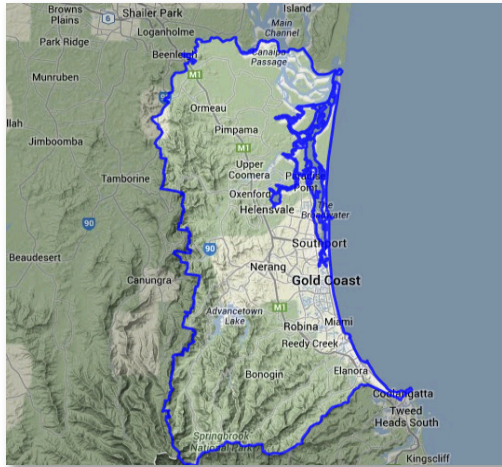


# SEQ Gold Coast



The Gold Coast region consists of a single LGA bounded to the east by the famous beaches and to the west and south by the slopes of Mt Tambourine and the Lamington plateau. Though Brisbane is nearby, transport capacity is limited by a series of rivers requiring bridges. The Gold Coast was developed since the motor vehicle became the predominant mode of urban transport but has already been retrofitted with a trunk railway to Brisbane. The City began with tourism and retirement but is increasingly a knowledge-economy centre in its own right. Much of it is low-lying and would be vulnerable were sea level to rise.

## Major centres:

Coolangatta, Surfers Paradise, Southport

## LABOUR FORCE

	Number ('000s)						Percentage Change					%p.a. growth	
	2010	2011	2012	2013	2014	2015	2010 to 2011	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2010 -2013	2013 -2015
Population	506	515	527	537	546	563	1.8%	2.3%	2.0%	1.6%	3.0%	2.0%	2.3%
No. Households	192	192	193	192	193	196	0.4%	0.0%	-0.1%	0.6%	1.4%	0.1%	1.0%
NIEIR Workforce	277	283	288	284	293	295	2.3%	1.6%	-1.1%	3.1%	0.6%	0.9%	1.8%
NIEIR Employment	258	262	266	264	272	274	1.7%	1.4%	-0.7%	3.2%	0.7%	0.8%	1.9%
NIEIR Unemployment	18.9	21.1	22.0	20.8	21.2	21.2	11.8%	4.3%	-5.3%	1.6%	0.1%	3.3%	0.9%

## UNEMPLOYMENT AND UNDER EMPLOYMENT

	Percentage						Percentage Point Change					Average % Point Change pa	
	2010	2011	2012	2013	2014	2015	2010 to 2011	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2010 -2013	2013 -2015
NIEIR U/E Rate	6.8%	7.5%	7.7%	7.3%	7.2%	7.2%	0.6	0.2	-0.3	-0.1	0.0	0.2	-0.1
Headline U/E Rate	5.7%	6.1%	6.0%	5.7%	5.7%	5.7%	0.4	-0.1	-0.3	0.0	0.0	0.0	0.0
NIEIR Structural U/E Rate	7.2%	8.2%	8.6%	8.9%	9.0%	9.5%	1.0	0.4	0.4	0.1	0.5	0.6	0.3
Social Security Takeup	10.9%	11.9%	11.9%	9.6%	11.4%	11.9%	1.0	0.0	-2.3	1.8	0.5	-0.4	1.1
Hours Per Week (1)	24.1	24.0	24.1	23.2	23.6	23.9	-0.1	0.1	-0.9	0.5	0.3	-0.3	0.4
Not Employed Share (1)	24.9%	24.8%	24.9%	26.6%	25.1%	26.0%	-0.1	0.1	1.6	-1.5	0.9	0.6	-0.3
Not In Employment (1)	36.5%	36.9%	36.7%	39.1%	37.8%	37.0%	0.4	-0.2	2.4	-1.3	-0.8	0.9	-1.0

Note: (1) Relative to Working Age Population, Not in Employment is based on FTE.

## INCOME FLOWS & PRODUCTIVITY

	Level \$m cvm						Per Capita \$cvm						%p.a. Growth of Level	
	2010	2011	2012	2013	2014	2015	2010	2011	2012	2013	2014	2015	2010 -2013	2013 -2015
Wages/Salaries	11,734	12,230	12,812	12,619	12,580	12,692	23,184	23,739	24,321	23,486	23,037	22,558	2.5%	0.3%
Taxes Paid	2,566	2,633	2,897	2,959	2,984	3,111	5,070	5,110	5,500	5,508	5,465	5,530	4.9%	2.5%
Benefits	3,045	3,096	3,202	3,197	3,105	3,190	6,017	6,009	6,079	5,951	5,687	5,670	1.6%	-0.1%
Business Income	3,291	3,122	2,816	2,838	2,806	2,766	6,503	6,060	5,346	5,282	5,139	4,917	-4.8%	-1.3%
Interest Paid	1,891	2,152	2,072	1,758	1,571	1,633	3,737	4,176	3,933	3,273	2,878	2,903	-2.4%	-3.6%
Property Income	3,192	3,422	3,380	3,065	2,988	3,028	6,306	6,642	6,415	5,705	5,472	5,381	-1.3%	-0.6%
Disposable Income	20,949	21,104	21,417	21,086	21,121	21,282	41,389	40,963	40,654	39,247	38,677	37,825	0.2%	0.5%
Rank							23	29	34	37	42	48		
%Rank #1							53%	49%	47%	45%	47%	49%		
Resident GRP (Local)	22,578	23,486	23,574	23,226	23,427	23,140	65,846	67,436	66,640	64,724	64,541	62,520	0.9%	-0.2%
Rank							26	28	32	34	35	36		
Industry GRP (Local)	20,398	21,091	21,126	20,725	20,776	20,349	88,150	90,391	89,279	88,266	88,005	86,614	0.5%	-0.9%
Rank							33	35	41	42	45	45		

Note: (1) All years stated above are fiscal year ending.

(2) Figures for wages/salaries include superannuation supplements.

(3) Figures for disposable income (less depreciation expense) include imputed income from ownership of dwellings.

(4) Figures for Resident GRP (Local) are per working age population and figures for Industry GRP (Local) are per industry employee. Both are at Factor Cost.

(5) \$m cvm = \$ million chain volume measure, which is flows of constant 2012-13 value converted from current values by the ABS using their chain volume methodology.

# SEQ Gold Coast

## SOCIAL SECURITY

	% Pop	Australian Average
Youth Allowance - Other (share of 16-21 years)	6.8%	5.7%
Youth Allowance - Student/Apprentice (share of 16-21 years)	15.8%	13.4%
Newstart Allowance (share of 22-64 years)	5.8%	5.2%
Disability, carer, widow and wife (share of 41-64 years)	13.2%	15.5%
Age pension (share of 65+)	66.2%	67.6%

Cash Benefits Share of Disposable Income	Share	Rank
2015	15.0	32
2014	14.7	34
2013	15.2	30
2012	15.0	32
2011	14.7	34
2010	14.5	30
2009	15.6	35
2008	12.8	39
2007	12.6	43

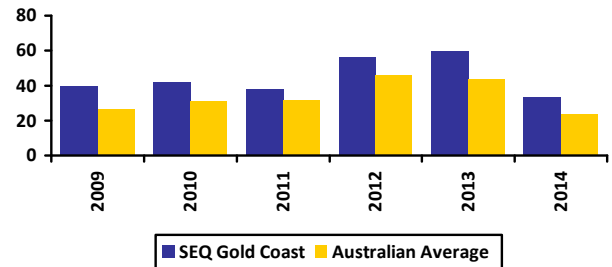
## POPULATION CHANGE

	2000	2005	2010	2015
Share of Population				
Age 0-19	25.1%	24.7%	24.7%	24.0%
Age 20-29	14.7%	14.1%	14.8%	14.3%
Age 30-54	36.1%	35.6%	34.8%	34.1%
Age 55+	24.1%	25.7%	25.6%	27.5%
Population Change (average between years)				
Age 0-19		3,102	3,496	1,991
Age 20-29		1,549	2,676	1,090
Age 30-54		4,565	4,206	3,172
Age 55+		4,681	3,516	5,046
Average Annual Growth		3.5%	3.0%	2.1%

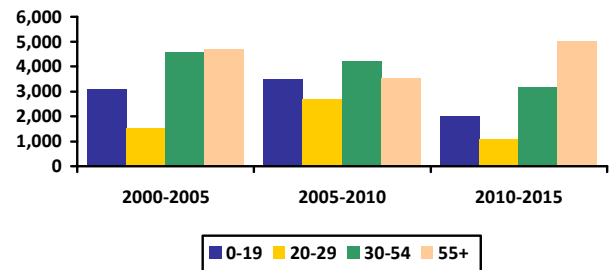
## PATENT APPLICATIONS

	No	Aust Avg	Rank
Annual average(2009-2014)			
Patents	234.0	7,666.3	9
Hi Tech	18.6	959.5	16
Info. Tech	9.5	398.7	12
Engineering	27.8	839.0	7
Patents p.a. per 100,000 people			
Patents p.a.	44.8	33.9	12
Hi Tech p.a.	3.6	4.3	17
Info. Tech p.a.	1.8	1.8	13
Engineering p.a.	5.4	3.8	8

Patent Applications per 100,000 residents



Population Change by Age Group



## TEMPERATURE AND RAINFALL

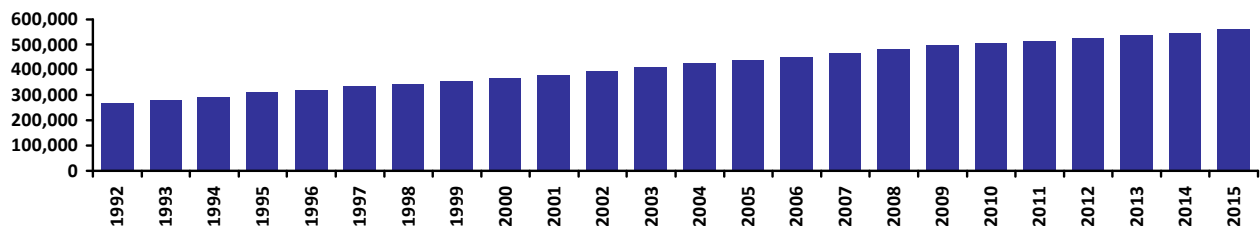
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Temperature (Avg (C))	21	21	19	19	20	20	20	20	20	22	22
Rank	15	14	17	17	15	16	13	14	15	8	9
Rainfall (mm)	1,618	1,493	848	1,510	2,202	1,211	2,097	1,890	1,985	938	2,159
Rank	1	4	24	7	1	8	5	2	1	11	1

Note: Temperature is the average minimum and maximum for each day in the year.

## POPULATION

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Population	320	332	343	355	367	380	395	411	424	437	450	467	482	496	506	515	527	537	546	563

Population Profile



# SEQ Gold Coast

## HOUSEHOLD WEALTH & DEBT

Indicator	Year			Rank			%Rank 1		
	2007	2012	2015	2007	2012	2015	2007	2012	2015
Wealth per Household (\$cvm '000s)	910	766	719	11	15	19	41.4%	43.4%	41.7%
Value of Property and Unincorporated Business	620	623	615	11	11	15	54.8%	53.6%	50.3%
Value of Financial Assets	472	350	334	12	18	49	36.1%	39.4%	39.5%
Value of Household Liabilities	182	206	230	31	32	26	61.5%	50.6%	63.4%
Disposable Income after Debt Service Costs	99	111	110	34	31	36	55.0%	46.8%	51.0%
Household Debt Service Ratio	19%	19%	19%	23	26	15	79.6%	78.9%	71.4%
Household Debt to Gross Income Ratio	1.52	1.56	1.78	23	26	15	79.6%	78.8%	71.4%

## CONSTRUCTION

									Percentage Increase
	2006-2008	2009	2010	2011	2012	2013	2014	2015	2010-12 to 2013-15
Value \$m cvm per annum									
Residential New Construction	4,148	1,229	1,217	861	796	724	915	1,218	-1%
Residential Renovations	2,421	789	806	762	784	626	636	634	-19%
Non Residential	2,445	725	1,013	1,409	936	597	705	898	-34%
Engineering	4,336	2,284	1,881	2,255	3,266	3,457	3,667	2,575	31%
Total	13,349	5,027	4,917	5,287	5,782	5,405	5,923	5,324	4%
Value per capita \$cvm									
Residential New Construction	2,967	2,479	2,405	1,671	1,511	1,348	1,675	2,164	-7%
Residential Renovations	1,731	1,591	1,591	1,480	1,487	1,166	1,165	1,127	-24%
Non Residential	1,750	1,462	2,001	2,734	1,777	1,111	1,290	1,596	-39%
Engineering	3,090	4,607	3,717	4,377	6,200	6,435	6,716	4,577	24%
Total	9,537	10,138	9,715	10,262	10,976	10,060	10,847	9,463	-2%
Rank (value per capita)									
Residential New Construction	10	20	25	41	40	48	42	25	
Residential Renovations	3	7	8	11	12	10	10	9	
Non Residential	9	18	11	7	13	28	25	14	
Engineering	19	15	19	17	17	17	15	20	
Total	16	17	17	17	18	20	18	18	

Note: (1) Percentage increase represents the increase (or decrease) of the last three years average when compared to the average of the three years prior to those.

## SHIFT SHARE DECOMPOSITION OF RESIDENT EMPLOYMENT, HOURS AND INCOME

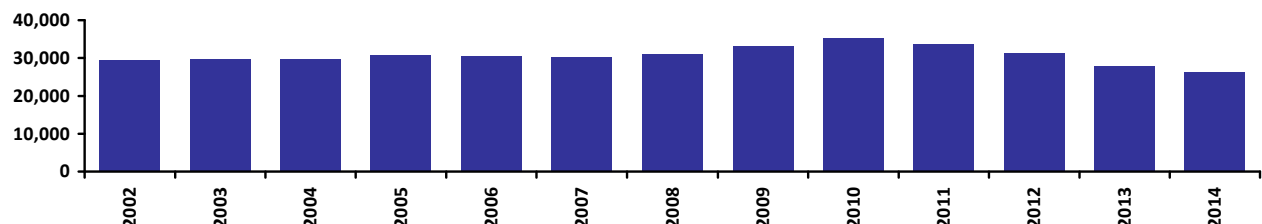
Indicator	1999-2007				2007-2015				Change in shift 2007-2015 : 1999-2007			
	Percent				Percent				Percent			
	National Shift	Industry Shift	Regional Shift	Total Change	National Shift	Industry Shift	Regional Shift	Total Change	National Shift	Industry Shift	Regional Shift	Total Change
Resident Hourly Rate	1.6	0.0	1.4	3.0	-0.2	0.1	-0.3	-0.5	-1.8	0.1	-1.7	-3.5
Resident Hours Worked	0.5	0.0	0.7	1.2	0.3	0.0	-0.9	-0.6	-0.3	0.0	-1.6	-1.9
Resident Income	2.3	0.2	1.9	4.4	0.7	0.0	-1.5	-0.8	-1.7	-0.2	-3.4	-5.3

## CONSUMPTION

Indicator	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Growth
Consumption (\$m cvm)	11,665	12,170	12,641	13,424	13,705	14,060	14,869	16,389	17,825	17,440	16,496	14,910	14,290	1.7%
- Per Cap (\$cvm)	29,559	29,644	29,814	30,743	30,451	30,110	30,876	33,054	35,219	33,850	31,313	27,751	26,169	-1.0%
- Per Cap Rank	12	17	32	29	41	51	44	22	9	13	48	65	67	67

Note: All years stated above are calendar years.

Consumption per capita



# SEQ Gold Coast

## HOUSING

Housing Indicator	1991.3	1997.3	2001.3	2006.3	2011.2	2014.2	2015.2	1997.3	2015.2	Annual
								Rank	Rank	Growth
Avg value of dwellings (\$cvm '000s)	214.3	298.1	335.2	546.8	550.0	515.9	536.7	12	16	3.4%
Avg dwelling prices to household disposable income	5.1%	4.8%	4.4%	6.3%	5.6%	5.1%	5.4%	4	15	0.6%
Mortgage burden on average dwelling purchase	n/a	38.2%	35.1%	49.9%	44.8%	40.7%	42.7%	4	15	0.6%
Greenfield construction costs to avg dwelling price	136.9%	103.8%	108.6%	90.5%	102.0%	107.6%	104.8%	6	9	0.1%
Catchment dwelling purchase income support (\$cvm)	47748	50271	57365	69169	71770	69495	70517	53	38	1.9%
Dwelling affordability - average mortgage on existing dwelling to catchment income support	n/a	47.3%	46.6%	63.1%	61.2%	59.2%	60.7%	61	56	1.4%
Dwelling affordability - average mortgage on new dwelling to catchment income support	n/a	49.1%	50.7%	57.1%	62.4%	63.8%	63.7%	4	5	1.5%
Community services available in catchment - hours/capita	112.4	133.2	137.9	138.8	153.1	150.5	157.6	46	38	1.0%
Adult population per dwelling	1.7	1.8	1.8	1.8	2.0	2.1	2.1	67	29	1.1%

## EMPLOYED, HOURS WORKED AND INCOME (UR=Place of Residence, POW=Place of Work)

Indicator	1995	2000	2005	2010	2015	1995	2000	2005	2010	2015
						Rank	Rank	Rank	Rank	Rank
UR Emp	128,106	155,550	215,111	255,008	273,171	24	22	18	15	14
UR Hours	237,005	300,355	376,499	429,251	458,078	24	20	17	14	15
UR Income	6,366	8,815	13,250	16,403	16,995	26	24	20	19	19
POW Emp	132,203	155,260	202,209	231,399	234,934	18	16	12	11	12
POW Hours	241,678	292,184	348,535	378,114	387,271	17	16	11	11	13
POW Income	6,315	8,357	11,979	14,223	14,204	20	18	15	14	17
UR Avg Weekly Hours Per Employee	35.6	37.1	33.7	32.4	32.2	8	3	27	36	46
UR Avg Hourly Rate Per Employee (\$cvm)	26.9	29.3	35.2	38.2	37.1	57	59	54	44	44
POW Avg Weekly Hours Per Employee	35.2	36.2	33.1	31.4	31.7	22	9	33	46	48
POW Avg Hourly Rate Per Employee (\$cvm)	26.1	28.6	34.4	37.6	36.7	58	58	53	45	47

## INDUSTRY GROUPS

	Place of Residence (UR) Employment					Place of Work (POW) Employment				
	1995	2000	2005	2010	2015	1995	2000	2005	2010	2015
A Agriculture, Forestry and Fishing	1,296	830	1,250	600	1,233	1,175	778	1,065	663	1,031
B Mining	358	508	1,051	1,724	2,086	373	351	599	703	562
C Manufacturing	11,921	15,150	20,334	21,706	17,705	13,401	15,983	20,509	20,846	16,280
D Electricity, Gas, Water & Waste Services	639	955	1,172	1,704	1,980	617	822	935	1,551	1,459
E Construction	13,293	16,066	25,822	31,771	35,180	13,380	15,673	24,080	26,896	28,591
F Wholesale Trade	6,185	6,540	8,660	10,870	11,146	6,071	6,214	7,446	9,339	8,943
G Retail Trade	18,874	22,042	28,620	31,557	36,272	19,222	22,263	27,555	29,745	31,682
H Accommodation and Food Services	14,794	19,158	21,989	26,504	23,015	15,695	19,857	21,832	25,878	21,906
I Transport, Postal and Warehousing	5,365	7,838	7,955	7,889	12,086	4,769	6,420	6,715	6,747	9,812
J Information Media and Telecoms	2,942	3,835	4,769	3,533	3,884	3,248	3,967	4,151	3,269	3,358
K Financial and Insurance Services	4,024	4,654	6,844	6,395	6,733	4,140	4,329	5,792	5,117	4,980
L Rental, Hiring and Real Estate Services	4,778	3,364	7,912	7,868	7,588	4,873	3,778	7,376	7,220	6,547
M Prof, Scientific & Technical Services	7,281	10,260	15,080	16,808	21,597	7,424	9,933	12,981	14,154	16,854
N Administrative and Support Services	4,232	5,579	7,249	9,720	12,278	4,281	5,697	7,007	9,030	10,452
O Public Administration and Safety	4,712	5,668	8,853	13,644	12,100	4,381	5,067	7,185	10,112	8,724
P Education and Training	6,998	8,915	13,654	17,802	19,015	7,794	9,529	13,840	17,044	17,884
Q Health Care and Social Assistance	9,971	13,107	18,126	27,574	30,478	10,288	13,082	17,992	26,267	27,834
R Arts and Recreation Services	4,572	4,627	7,053	6,550	7,625	5,107	5,096	6,990	6,820	7,718
S Other Services	5,868	6,453	8,718	10,787	11,172	5,963	6,420	8,158	10,000	10,315
Z TOTAL	128,106	155,550	215,111	255,008	273,171	132,203	155,260	202,209	231,399	234,934
Z1 Hi Tech	10,567	14,824	22,091	24,326	27,551	11,380	14,773	20,034	21,290	22,224
Z2 Hi Income	13,948	18,173	26,946	30,353	37,649	14,196	17,324	23,043	24,782	28,186
Z3 Infrastructure Services	21,542	26,650	38,832	51,926	57,117	23,190	27,707	38,822	50,131	53,436